

085.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

775,400 / 775,400

USE VALUE:

775,400 / 775,400

ASSESSED:

775,400 / 775,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		WESTMORELAND AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARUSO NICHOLAS/ETAL	
Owner 2:	CARUSO LYNN SUSAN	
Owner 3:		

Street 1: 11 WESTMORELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,936 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6936		Sq. Ft.	Site		0	70.	0.91	6									439,658						439,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6936.000	332,000	3,700	439,700	775,400		53596
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18

Total Card	0.159	332,000	3,700	439,700	775,400	Entered Lot Size
Total Parcel	0.159	332,000	3,700	439,700	775,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	598.30	/Parcel:	598.3	Land Unit Type:
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,000	3700	6,936.	439,700	775,400	775,400	Year End Roll	12/18/2019
2019	101	FV	269,500	3700	6,936.	433,400	706,600	706,600	Year End Roll	1/3/2019
2018	101	FV	269,500	3700	6,936.	332,900	606,100	606,100	Year End Roll	12/20/2017
2017	101	FV	269,500	3700	6,936.	314,000	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	269,500	3700	6,936.	288,900	562,100	562,100	Year End	1/4/2016
2015	101	FV	255,200	3700	6,936.	270,100	529,000	529,000	Year End Roll	12/11/2014
2014	101	FV	255,200	3700	6,936.	248,700	507,600	507,600	Year End Roll	12/16/2013
2013	101	FV	255,200	3700	6,936.	248,700	507,600	507,600		12/13/2012

Parcel ID 085.0-0004-0012.0

!6930!

PRINT Date Time

12/10/20 21:37:38

LAST REV Date Time

07/18/19 11:44:55

apro

6930

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																					
Type: 15 - Old Style	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Very Good	BK; 10862 PG; 450 41C 413140 641-1733				REFUSED ENTRY PER PHONE.																																																																																																									
(Liv) Units: 1	Total: 1	A Bath:	Rating:																																																																																																														
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																																																																																																														
Frame: 1 - Wood		A 3QBth:	Rating:																																																																																																														
Prime Wall: 1 - Wood Shingle		1/2 Bath: 1	Rating: Very Good																																																																																																														
Sec Wall:		A HBth:	Rating:																																																																																																														
Roof Struct: 2 - Hip		OthrFix:	Rating:																																																																																																														
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																																																																																																															
Color: PURPLE		Kits: 1	Rating: Very Good																																																																																																														
View / Desir:		A Kits:	Rating:																																																																																																														
GENERAL INFORMATION		Fpl: 1	Rating: Good																																																																																																														
Grade: C+ - Average (+)		WSFlue:	Rating:																																																																																																														
Year Blt: 1924		Eff Yr Blt:		Location:																																																																																																													
Alt LUC:		Alt %:		Total Units:																																																																																																													
Jurisdct: G4		Fact: .		Floor:																																																																																																													
Const Mod:				% Own:																																																																																																													
Lump Sum Adj:				Name:																																																																																																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																					
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Exterior:		No Unit		RMS		BRS		FL																																																																																																			
Prim Int Wall: 2 - Plaster		Functional:		%		Interior:		1		6		3		M																																																																																																			
Sec Int Wall:		Economic:		%		Additions:																																																																																																											
Partition: T - Typical		Special:		%		Kitchen: 2001																																																																																																											
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																																																																											
Sec Floors:				Total: 18.6 %		Plumbing:																																																																																																											
Bsmnt Flr: 12 - Concrete						Electric:																																																																																																											
Subfloor:						Heating:																																																																																																											
Bsmnt Gar:						General:																																																																																																											
Electric: 3 - Typical						Totals		1		6		3																																																																																																					
Insulation: 2 - Typical																																																																																																																	
Int vs Ext: S																																																																																																																	
Heat Fuel: 1 - Oil																																																																																																																	
Heat Type: 1 - Forced H/Air																																																																																																																	
# Heat Sys: 1																																																																																																																	
% Heated: 100			% AC:																																																																																																														
Solar HW: NO			Central Vac: NO																																																																																																														
% Com Wall			% Sprinkled:																																																																																																														
MOBILE HOME				Make: [] Model: []				Serial #: []				Year: [] Color: []																																																																																																					
SPEC FEATURES/YARD ITEMS																																																																																																																	
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																
3	Garage	D	Y	1	12X20	A	AV	1924	25.42	T	40	101			3,700		3,700																																																																																																
More: N				Total Yard Items: 3,700				Total Special Features: []				Total: 3,700																																																																																																					
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